

**Planning & Zoning Commission  
Regular Meeting 7:30 pm  
January 25, 2022 Minutes**

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**Members Present**

Mayor Salvador Vela  
Mayor Pro Tem Arturo Galvan Jr.  
Commissioner Emilio Cantu Jr.  
Commissioner Richard Arevalo  
Commissioner Ricardo Garza

**City Staff Present**

Jeff Underwood  
Ricardo Gonzalez  
Baudelia Rojas  
Janie Flores  
Mauro Sandoval  
Janie Gaytan  
John Salinas  
Rosie Tello  
Cristina Garcia  
Samm Mercado  
Lt. George Ibarra

**I. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Alton City Commission present, Mayor Salvador Vela called the meeting to order at 7:30 pm.

**II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE U.S. FLAG**

Mayor Salvador Vela led the group in prayer. Commissioner Richard Arevalo led in the Pledge of Allegiance.

**III. CERTIFICATION OF POSTING**

**IV. PUBLIC HEARING**

At 7:31 p.m., Mayor Salvador Vela opened the public hearing for item #1.

- 1. Yessica Sanchez, owner, is requesting a rezone at 1309 S. Shary Blvd, from "R-1" Single Family Residential-Large Lot District to "C-2" General Commercial District.**

Ms. Dagna J. Rosas, property owner at 5301 N Shary Rd, stated that her mother lives next door and she is in the process of building a new home close by. Mr. Rosas stated that what bothers her about the business is the loud music that is heard three to four times a week. She is also in the process of subdividing her property with commercial lots adjacent to Shary Rd and residential lots in back.

Yessica Sanchez, stated that she submitted a letter to the Commission on what hours her event center would be following and stated that there was another nearby property that has events sometimes until 5:00 am. Ms. Sanchez stated that she will be complying with any requirements that the City may have.

Item #1 public hearing closed at 7:34 pm. Public hearing for Item #2 opened at 7:34 pm.

2. **Juan Muniz, owner, is requesting a rezone at 1503 W. Saint Francis Ave., from “C-1” Neighborhood Commercial District to “MF-1” Multi-Family Low Density District.**

No comments were available for this item.

At 7:36 p.m., Mayor Pro Tem Arturo Galvan Jr. moved to close the public hearing and was seconded by Commissioner Ricardo Garza. Motion carried 5-0.

#### **V. PUBLIC COMMENT**

Oscar Rosa, retired owner of Oscar’s Pharmacy, commented that he is a Republican candidate running for election for District 35 which includes Alton. Mr. Rosa stated that he will be campaigning in this area.

Gary Groves commented on his support for Oscar Rosa and stated that Mr. Rosa is a true servant to the public.

#### **VI. APPROVAL OF MINUTES**

**Approve the minutes of the Planning & Zoning Commission meeting of December 14, 2021.**

Motion to approve the minutes was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

#### **VII. NEW BUSINESS**

1. **Discuss and consider approving request by Yessica Sanchez, owner, is requesting a rezone at 1309 S. Shary Blvd, from “R-1” Single Family Residential-Large Lot District to “C-2” General Commercial District.**

Cristina Garcia, Planning Director, stated that this property was Lot 2 of La Fe Subdivision, located north of 4 Mile Road and on the west side of Shary Blvd. This property obtained a permit in 2017 to build a structure for family/personal events; however, the owner has been renting out the location for events such as weddings and birthday parties. Ms. Sanchez has been advised numerous times and has been cited for being non compliant with the zoning. Staff has advised Ms. Sanchez about the complaints on the loud music and hours of operation. Staff recommends approval subject to compliance with building codes, obtaining required permits and limiting hours of operation from Sunday through Thursday until 9pm, Friday and Saturday until midnight, no outside music and install a fence as buffer around the property. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Richard Arevalo. Motion carried 5-0.



2. **Discuss and consider approving request by Juan Muniz, owner, is requesting a rezone at 1503 W. Saint Francis Ave., from “C-1” Neighborhood Commercial District to “MF-1” Multi-Family Low Density District.**

Cristina Garcia, Planning Director, stated that this property is Lot C1 in Taurus Estates #12 Subdivision and is located at the northwest corner of Los Ebanos and W. Saint Francis Ave. Staff has analyzed the area and this request does not interfere with existing and future land uses. Staff recommends approval. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.

3. **Discuss and consider approving request by MAS Engineering, representing Gatlin Land and Cattle LLC, owner, is requesting preliminary plat approval of the proposed Bryan Village Subdivision.**

Cristina Garcia, Planning Director, stated that property is a 9.40 acre tract of land out of Lot 45-10, West Addition to Sharyland Subdivision. The proposed development is for a 29 multi-family lot private subdivision located on the northwest corner of 6 Mile Road and North Bryan Blvd. Staff recommends approval subject to complying with all subdivision ordinance and regulation. Motion to approve was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0.


#### **VIII. ADJOURNMENT**

Motion to adjourn the meeting was moved by Mayor Pro Tem Arturo Galvan Jr. and seconded by Commissioner Ricardo Garza. Motion carried 5-0. Meeting adjourned at 7:40 pm.

**CITY OF ALTON**

  
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Salvador Vela, Mayor

**ATTEST:**

  
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Baudelia Rojas, CPM, TRMC|CMC  
City Secretary



**APPROVED BY PLANNING AND ZONING COMMISSION, FEBRUARY 8, 2022**